025.0	0004	0009.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	2,175,400 /	2,175,400
USE VALUE:	2,175,400 /	2,175,400
ASSESSED:	2,175,400 /	2,175,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON ARTHUR W TR
Owner 2:	
Owner 3:	
Street 1:	1026 MASS AVE SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,827 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1975, having primarily Brick Exterior and 10242 Square Feet, with 12 Units, 12 Baths, 0 3/4 Bath, 0 HalfBath, 48 Rooms, and 24 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	12827.000	1,311,100	6,300	858,000	2,175,400
Total Card	0.294	1,311,100	6,300	858,000	2,175,400
Total Parcel	0.294	1,311,100	6,300	858,000	2,175,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 212.39 | /Parcel: 212.3

Legal Description

User Acct 16654

GIS Ref

GIS Ref

Insp Date 08/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 025.0-0004-0009.0

!2051!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,252,700	6300	12,827.	780,000	2,039,000	2,039,000	Year End Roll	12/18/2019
2019	112	FV	1,033,800	6600	12,827.	780,000	1,820,400	1,820,400	Year End Roll	1/3/2019
2018	112	FV	1,033,800	6600	12,827.	780,000	1,820,400	1,820,400	Year End Roll	12/20/2017
2017	112	FV	887,900	6600	12,827.	612,000	1,506,500	1,506,500	Year End Roll	1/3/2017
2016	112	FV	887,900	6600	12,827.	612,000	1,506,500	1,506,500	Year End	1/4/2016
2015	112	FV	782,900	6800	12,827.	540,000	1,329,700	1,329,700	Year End Roll	12/11/2014
2014	112	FV	782,900	6800	12,827.	540,000	1,329,700	1,329,700	Year End Roll	12/16/2013
2013	112	FV	782,900	6800	12,827.	540,000	1,329,700	1,329,700		12/13/2012

PRINT

Date	Time
12/10/20	17:33:35

LAST REV

Date	Time
09/13/18	11:29:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2051

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10339-88		8/6/1963			No	No		N

USER DEFINED

Prior Id # 1:	16654
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2005	585	Manual	5,000	C		G7	GR FY07	construct entry ro

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
2/17/2009	Meas/Inspect	197	PATRIOT
1/24/2000	Measured	197	PATRIOT
10/4/1999	Measured	264	PATRIOT
10/22/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		12827		Sq. Ft.	Site		0	0.	0.00	AG																
112	Apts. 8 Plus		12		No. of Un	Site		0	71,500.	1.00	AG									858,000						858,000	

Total AC/HA: 0.29447 | Total SF/SM: 12827 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT GOOD | Total: 858,000 | Spl Credit | Total: 858,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	12	Total:	12
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	12	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	12	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	1.04003453
Const Adj.:	1.01807988
Adj $ / SQ:	177.885
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1872938
Depreciation:	561881
Depreciated Total:	1311056

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	48	BRs:	24	Baths:	12	HB	

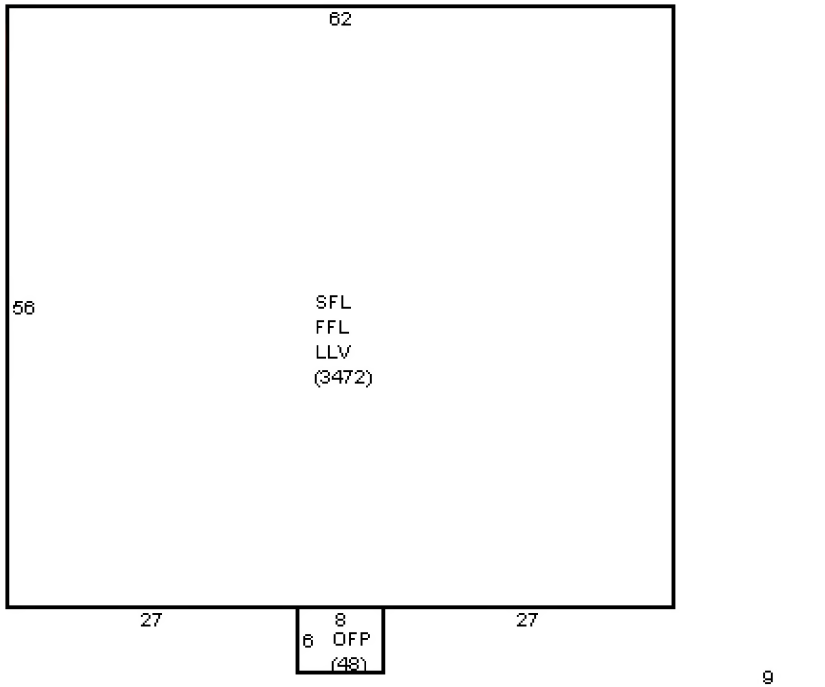
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
12	4	2	M
Totals			
12	48	24	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,472	177.880	617,616
LLV	Lower Level	3,472	148.490	515,555
SFL	Second Floor	3,472	177.880	617,616
OFP	Open Porch	48	44.800	2,150

Net Sketched Area:	10,464	Total:	1,752,937
Size Ad	6944	Gross Are	10464	FinArea	10242
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	95		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.88
Special Features:	0	Val/Su Net:	125.30
Final Total:	1311100	Val/Su SzAd	188.81

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	2800	A	AV	1980	3.29	T	31.2	112			6,300			6,300

More:	N	Total Yard Items:	6,300	Total Special Featues:		Total:	6,300